

Building Is Booming in Southland's Busiest City As Shown by These Photos

# All in YEAR'S Work

Illustrated Are Just a Few of the Buildings Erected in Torrance During the Last Year, Together with the Amounts of Building Permits.

## ● TORRANCE . . . on Review

Nearly \$11,000,000 worth of new buildings in 14 years.

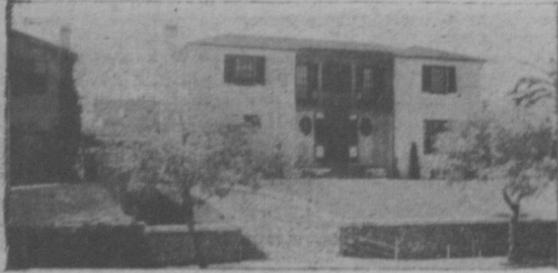
Over \$1300 worth per inhabitant.

First four months of 1936 nearly equals total for 1935.

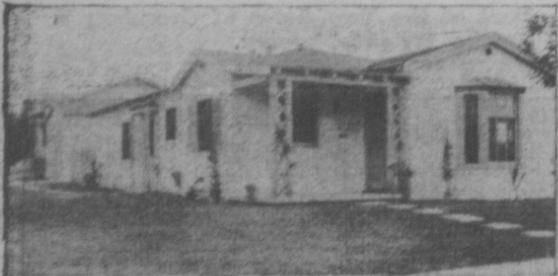
1935 was 48% over 1934.

Biggest year, 1927, with \$2,119,923.

Least in 1931, with \$102,690.



● \$7400. Frank Dalton Residence, 1519 Post Avenue.



● \$2365. Dominguez Land Corp., Residence, 2356 Maricopa Place.



● \$5000. Dr. R. F. Bishop Residence, 1433 El Prado.



● \$2700 Each. A. W. Hookway Residences, 2558-2562 Torrance Boulevard.



● \$5400. D. A. Polhemus Residence, 1427 El Prado.



● \$3000. Loren E. Maddux Residence, 1314 Beech Avenue.



● \$5000. Charles T. Rippy Residence, 1444 El Prado.



● \$3600. Ralph Rigg Residence, 1003 Acacia Avenue.



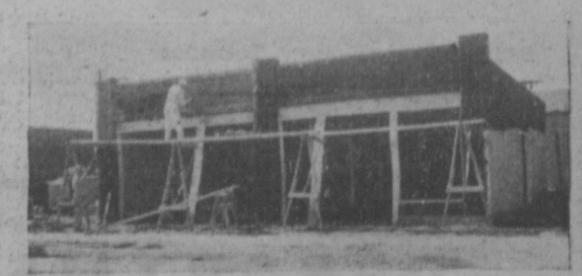
● \$2365. Dominguez Land Corp., Residence, 2359 Maricopa Place.



● \$2000. DeKalb Spurlin Residence, 1404 Cota Avenue.



● \$2400. William Nye Residence, 1423 Acacia Avenue.



● \$1400. T. S. Lovelady Feed Store, 1963 Carson Street.

PRINCIPAL index to the development of a city is often considered to be its building program. And just as the nation seems to have turned the corner toward better times in this respect, so does Torrance appear in the vanguard.

Building records here have been kept only since the incorporation of the city, but they show about \$11,000,000 worth of new construction over that period—over \$1300 worth for every man, woman and child in Torrance's far-flung boundaries. And that is in addition to the buildings that were here before incorporation or annexation, which would amount to at least an additional \$3,000,000, in the opinion of expert appraisers.

### Concentrated Development

FEW, INDEED, are the cities which can show such value in modern structures per inhabitant! And the record is even more remarkable when one considers that, whereas the population is spread over a considerable area, most of the building valuation is in a rather concentrated section!

It is true that the last few years have fallen far short of previous records for construction. But that the turn in the tide is here is indicated by the fact that building permits for 1935 were nearly 48 per cent in excess of those for 1934, while permits for the first four months of 1936 were almost as great in value as the total for the whole year of 1935.

### Two 'Booms'

IN ITS brief history Torrance has seen two exceptional spurts, popularly called "booms." First of these was in 1923-24, induced by the discovery and development of oil. Important as this oil boom was, it was exceeded nearly 50 per cent by the natural, planned development of industry in 1927-28.

The years 1932-33 showed a minor spurt, when compared with these, yet a major advance in view of the conditions existing elsewhere in the nation, for over \$1,400,000 in new Torrance permits were issued in that period, following the lowest building program on record—that of 1931.

### Yearly Record

BUILDING PERMITS issued in Torrance since 1922 are shown in the following table:

Year	Total Value
1922.....	\$ 333,680
1923.....	1,873,295
1924.....	1,092,260
1925.....	357,605
1926.....	457,788
1927.....	2,119,923
1928.....	1,668,979
1929.....	606,428
1930.....	417,887
1931.....	102,690
1932.....	789,898
1933.....	637,811
1934.....	138,752
1935.....	204,893

Total..... \$10,801,889

1936 to April 30 188,809

Grand Total.....\$10,990,698

Congratulations  
to the  
City of Torrance



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